

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 20, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-25289 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUAN PHAM - Request for a Site Development Plan Review FOR A PROPOSED SINGLE STORY, 1,845 SQUARE FOOT DENTAL OFFICE WITH WAIVERS TO ALLOW FIVE-FOOT WIDE LANDSCAPE BUFFERS WHERE 15 FEET IS REQUIRED AND NO BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.18 acres at 2413 Pardee Place (APN 162-02-410-118), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 02/06/08

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest/Support Postcards
7. Submitted after final agenda – Protest Postcard and Condition Confirmation Letter by Quan Pham

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, BYRON GOYNES, STEVEN EVANS, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICHARD TRUESDELL)

Minutes:

ACTING CHAIRMAN GOYNES declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: DECEMBER 20, 2007

This item was under the One Motion/One Vote portion of the agenda and was pulled at COMMISSIONER EVANS' request.

ANDY REED, Planning and Development Department , stated the application is in conformance with the pattern of development in the area and recommended approval.

QUAN PHAM was present.

TODD FARLOW, 240 North 19th Street, requested the site development plan be displayed and questioned the need for the landscape waiver.

COMMISSIONER EVANS expressed concern with the landscaping and lighting of the project because similar projects had negatively impacted the area. He encouraged the applicant to install and maintain attractive landscaping on the site.

MARGO WHEELER, Director of the Planning and Development Department, informed COMMISSIONER EVANS that an inspection team visits various properties to ensure the conditions of approval are met. If sites are found to be non-compliant, they are reported to Code Enforcement.

MR. PHAM explained that his current landlord was not maintaining the landscaping at his current location and stressed the importance of a great image for attracting a great clientele. COMMISSIONER EVANS thanked MR. PHAM for his comments and expressed his confidence in staff's ability to work with MR. PHAM to ensure the landscaping is attractive.

MR. PHAM explained that the parking lot could only accommodate four vehicle and was the reason for the landscape waiver request.

ACTING CHAIRMAN GOYNES declared the Public Hearing closed.